

095.0

Map

0002

Block

0005.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 1,071,000 /

USE VALUE: 1,071,000 /

ASSESSed: 1,071,000 /

Total Card /

Total Parcel

1,071,000

1,071,000

1,071,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		OLD MYSTIC ST, ARLINGTON

OWNERSHIP

Owner 1:	CHITRE SACHIN DILIP				
Owner 2:	WILSON KATE STAHL				
Owner 3:					
Street 1:	20 OLD MYSTIC ST				
Street 2:					
Twn/City:	ARLINGTON				
St/Prov:	MA	Cntry		Own Occ:	Y
Postal:	02474	Type:			

PREVIOUS OWNER

Owner 1:	GUARINO MARY B/TRUSTEE -		
Owner 2:	MARY GUARINO TRUST -		
Street 1:	20 OLD MYSTIC ST		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains .334 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1923, having primarily Brick Veneer Exterior and 2377 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		14565		Sq. Ft.	Site		0	70.	0.59	4									599,862						599,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	14565.000	471,100		599,900	1,071,000
Total Card	0.334	471,100		599,900	1,071,000
Total Parcel	0.334	471,100		599,900	1,071,000
Source:	Market Adj Cost	Total Value per SQ unit /Card:	450.57	/Parcel:	450.57

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	471,100	0	14,565.	599,900	1,071,000		Year end	12/23/2021
2021	101	FV	441,500	0	14,565.	599,900	1,041,400		Year End Roll	12/10/2020
2020	101	FV	441,200	0	14,565.	599,900	1,041,100	1,041,100	Year End Roll	12/18/2019
2019	101	FV	341,600	0	14,565.	599,900	941,500	941,500	Year End Roll	1/3/2019
2018	101	FV	341,600	0	14,565.	514,200	855,800	855,800	Year End Roll	12/20/2017
2017	101	FV	341,600	0	14,565.	479,900	821,500	821,500	Year End Roll	1/3/2017
2016	101	FV	341,600	0	14,565.	411,300	752,900	752,900	Year End	1/4/2016
2015	101	FV	333,100	0	14,565.	368,500	701,600	701,600	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GUARINO MARY B/	73837-318	1	12/17/2019	Estate/Div	910,000	No	No		
GUARINO NICHOLA	32000-105		11/6/2000	Convenience		No	No	4	
	11291-564		2/20/1967			No	No		N

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GUARINO MARY B/	73837-318	1	12/17/2019	Estate/Div	910,000	No	No		
GUARINO NICHOLA	32000-105		11/6/2000	Convenience		No	No	4	
	11291-564		2/20/1967			No	No		N

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GUARINO MARY B/	73837-318	1	12/17/2019	Estate/Div	910,000	No	No		
GUARINO NICHOLA	32000-105		11/6/2000	Convenience		No	No	4	
	11291-564		2/20/1967			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/19/2020	524	Inter Fi	79,440	C				
7/6/2005	597	Re-Roof	3,800			G7	GR FY07	

ACTIVITY INFORMATION

Date	Result	By	Name
6/8/2021	Permit Visit	DGM	D Mann
1/23/2020	SQ Mailed	JO	Jenny O
11/15/2018	MEAS&NOTICE	CC	Chris C
2/12/2009	Meas/Inspect	189	PATRIOT
10/18/1999	Meas/Inspect	263	PATRIOT
12/1/1981		MS	

Sign:

VERIFICATION OF VISIT NOT DATA

DISCLAIMER

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

aprob

2023

